



National  
Trust

# To let

3 Oak Cottages, Styal, Wilmslow,  
Cheshire, SK9 4JQ  
£1,400 per calendar month



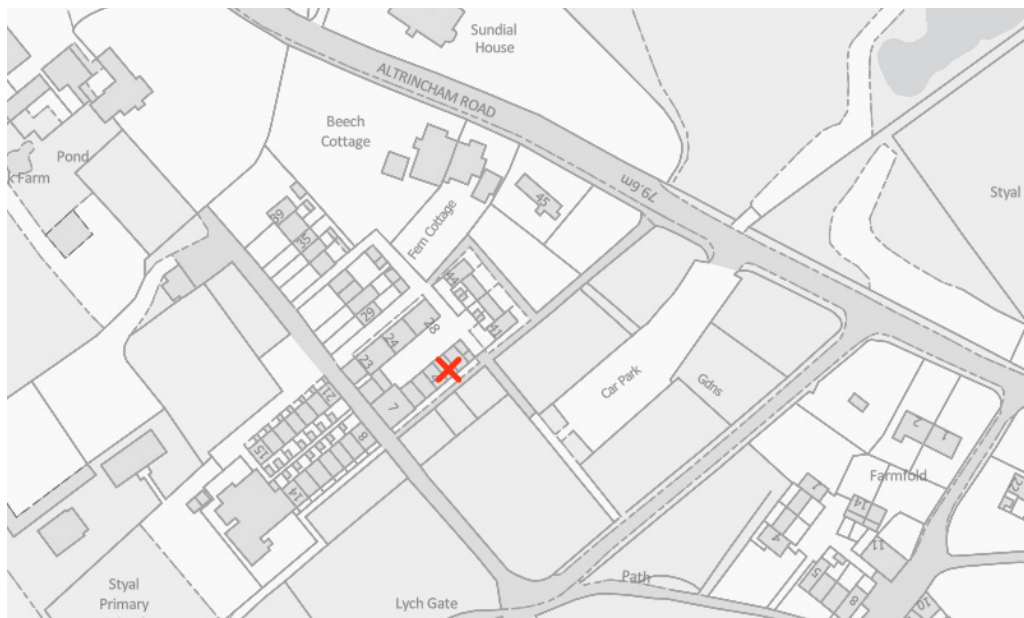
3 Oak Cottages is a charming double-fronted, three-bedroom former millworker's cottage, located in the heart of the National Trust village of Styal. The property has been recently redecorated and benefits from a newly fitted modern kitchen, along with secondary glazing throughout. Outside, there is a small cottage front garden and a communal rear yard. Two allocated parking spaces are close by. The property is unfurnished. Pets are considered

# The Location

3 Oak Cottages is located in Styal within the National Trust property, Quarry Bank Estate.

The village has a primary school, pub, plant nursery, village store, two places of worship and tennis club all close by.

Styal train station is approx ½ a mile away with Manchester Airport about 2 miles distant.



## Directions

### From Manchester Airport:

Follow the A555 from Manchester Airport following the brown heritage signs to Quarry Bank. Take the B51666 towards Styal and turn Right on to Altrincham Road. Follow the road passed The Ship Inn and park on Altrincham Road and walk into the village. The property is on the first row of cottages near to the school

For users of satellite navigation, please use the postcode SK9 4JQ

For users of what3words, please use [///skills.camps.broom](https://www.what3words.com/skills.camps.broom)

### The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

# The Property

## Ground Floor

### Secondary glazing throughout cottage

**Entrance Hall** Small entrance hall with electricity meter

### Adjoining Reception room/Open plan

(3.95m x 2.50m) TV Point. Radiator.

(3.95m x 3.83m) Fireplace with wood burning stove. Radiator.

### Dining Room (2.76m x 2.41m) Radiator

**Kitchen** (2.81m x 2.76m) A range of timber base and wall units including stainless steel sink with single drainer. Grey doors and wood effect laminate worktops. Electric cooker point and cooker hood with glass splash back. Space for Fridge freezer and washing machine. Radiator and several double electric sockets.

**Inner Hallway** Spacious under stairs cupboard. Staircase to the upper floor.

## First Floor

**Bedroom 1** (4.13m x 3.39m) Double bedroom with radiator. Double electric sockets. Built in storage cupboard.

**Bedroom 2** (3.98m x 3.72m) Double bedroom with radiator and double electric sockets.

**Bedroom 3** (2.79m x 2.43m) Single bedroom with radiator and double electric sockets.

**Bathroom** (1.92m x 1.65m) A compact bathroom 2 piece white suite, comprises Shower over bath, wash hand basin. Shower Screen. Towel rail. Extractor fan. White Tiles, vinly flooring.

**Separate W.C** vinyl flooring

**Cellar** Access is via steps from outside of property. For limited storage only, no perishable items. Ideal for bikes, outdoor furniture etc.

### Outside

Outside, there are two small outbuildings at the rear for storage, one housing the Gas Central heating Boiler.

The front garden is across a public cobbled pathway leading to Styal school.

The rear yard is a shared communal area with the neighbouring properties.

Two allocated parking spaces close by. Parking is not permitted on the cobbles directly outside the property.

Any Visitors to the property would need to park on Altrincham Road or at the Mill Car Park.

**Access - Please note, access into the property is via stone steps at both the front and rear.**

### Outgoings and Services

The property benefits from mains gas, electricity, water and sewerage supplies.

Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

### Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to Cheshire East Council. The amount for 2026/2027 is £2,371.48

### Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# The Tenancy

## Term

The property is available to let under an Assured Periodic Tenancy

## Rent

The prospective tenant is asked to pay £1,400 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

## Rent reviews

The National Trust carries out rent reviews of the property annually to open market value.

## Deposit

The Tenant will not be required to pay a deposit or a holding deposit

## Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

## Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

## Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

## Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in

funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

# Viewings and Further Information

## Viewings

Viewing is strictly by appointment only, to those who have reached shortlist.

Send completed pre-application forms to [NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk).

**Closing Date for Applications is Wednesday 13th May at 9am**

Contact Charlotte Elliott on 07483 929165 or [NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk) for more information.

## GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

**For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)**

# Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <b>we do not</b> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019